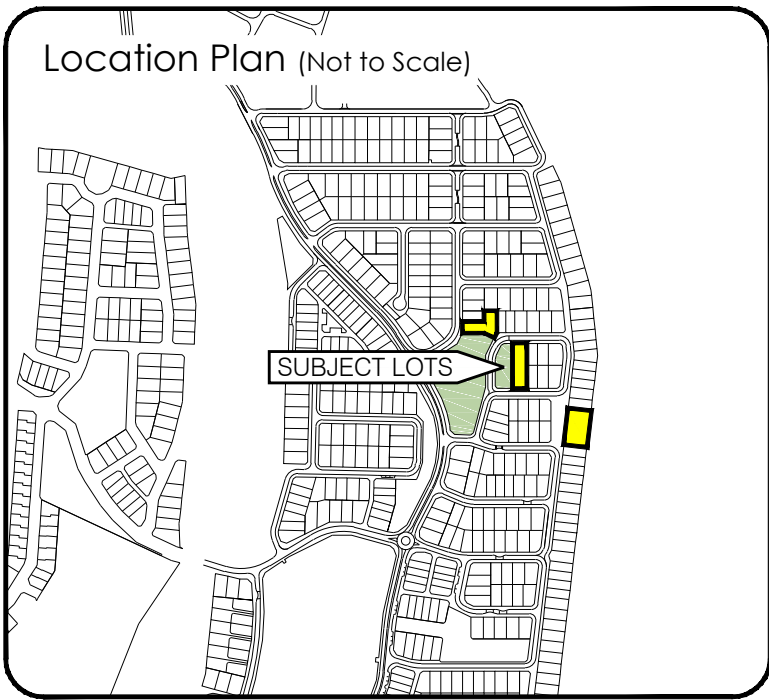


Meadow Springs



DETAILED AREA PLAN 27



Scale 1:2000

R-CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) constitute Residential Design Code (R-Codes) 'Deemed to Comply' provisions. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail.
- Compliance with the 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.
- Modifications to the standards prescribed in this DAP shall require an R-Codes variation application and be at the discretion of the Manager of Planning and Land Services.
- The DAP provisions apply to all shaded lots below.
- Planning approval is not required for the erection of a single dwelling on lots smaller than 260m² if the proposed development within the area covered by the DAP complies with the DAP.

Garages

- The siting of garages shall comply with the vehicle restrictions as shown on the DAP.
- For all front loaded cottage lots (as shown on the DAP) garages must be set back at least 0.5m behind the dwelling (including any porch, veranda or balcony).
- For all front loaded cottage lots, a garage door (excluding its supporting structures) may occupy up to 60 percent of the frontage, subject to the front elevation comprising an entry point that is visible and accessed from the primary street and at least one major opening that has a clear view of the primary street.

Boundary Walls

- For all front loaded cottage lots (as shown on the DAP), boundary walls are permitted to both sides of a lot behind the minimum front setback line, in accordance with Table 1 on this DAP.
- For lots 2210, 2215 and 2275, no boundary walls (as defined by the R-Codes) shall be permitted abutting public open space.

Table 1		
Description	Max. Wall Height	Max. Wall Length
Dwelling - Single Storey	3.5m	No Limit
Dwelling - Two Storey	6.0m	15m

Note:
• Height to be measured from Natural Ground Level.
• For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and abuts a similarly configured wall or secondary street.

Setbacks

- For all front loaded cottage lots (as shown on the DAP), development shall have a front setback of a minimum of 2 metres to the dwelling (setback a minimum of 1.5 metres to a verandah).

Site Cover

- For all front loaded cottage lots (as shown on the DAP), site cover shall not exceed 70% of the site area.

Dwelling Design

- Dwellings on all lots shall address the primary street through the use of major openings, verandahs/porches, balconies and/or other similar features
- For lots 2210, 2215 and 2275, all dwellings shall have a minimum of one habitable room with a major opening that has a clear view of the adjoining public open space.

Outdoor Living

- An outdoor living area shall be provided in accordance with the R-Codes with the exception of the permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living areas.

Privacy

- For lots 2292, 2293 and 2294 only, major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5 metres above natural ground level and which overlook any part of any other residential property behind its street setback line, shall be setback in direct line of sight within a cone of vision, from a boundary to a minimum of 4.5 metres.

Overshadowing

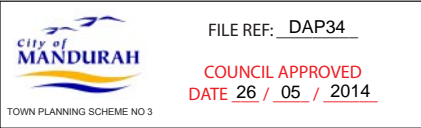
- For all front loaded cottage lots (as shown on the DAP), the overshadowing provisions of the R-Codes do not apply.

Fencing

- For lots 2210, 2215 and 2275, solid fencing shall only be provided along 50% of the boundary adjoining public open space, with the remaining portion to be visually permeable (as defined by the R-Codes), as shown on the DAP.
- For lot 2276, only visually permeable fencing (as defined by the R-Codes) shall be permitted along the boundary of the adjoining public open space, as shown on the DAP.

Legend

- Detailed Area Plan Boundary
- Designated garage location
- Solid & Visually Permeable Fencing (refer provision 12)
- Visually Permeable Fencing (refer provision 13)
- POS Lots
- Front loaded cottage lots



CLE Plan 967-234D-01

This Detailed Area Plan has been adopted by Council and signed by the Manager of Planning & Land Services.

Manager of Planning & Land Services Date.....
City of Mandurah